



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU14-00115 – San Felipe Drive  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** December 4, 2014  
**Staff Planner:** Nelson Ortiz, (915) 212-1606, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)  
**Location:** South of Transmountain and East of Northwestern  
**Acreage:** 4.963 acres  
**Rep District:** 1  
**Existing Use:** Vacant  
**Existing Zoning:** C-4/sc/c (Commercial/ special contract/ condition)  
**Proposed Zoning:** N/A  
**Nearest Park:** Desert Springs #2 Park (.68 mile)  
**Nearest School:** Canutillo Middle School (1.22 mi.)  
**Park Fees Required:** \$4,963.00  
**Impact Fee Area:** Westside Impact Fee Service Area  
**Property Owner:** Hunt Communities Holding, LLC & Plexxar Capital, LTD  
**Applicant:** Hunt Communities Holding, LLC & Plexxar Capital, LTD  
**Representative:** CSA Design Group, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4/sc/c / Vacant  
**South:** M-1/sc / Industrial development  
**East:** C-4/c / Vacant  
**West:** C-4/c / Vacant

**PLAN EL PASO DESIGNATION:** G7 Industrial and/or Railyards

### **APPLICATION DESCRIPTION**

The applicant proposes to plat approximately 5 acres of land to dedicate right-of-way and construct San Felipe Drive. This road is designed as a minor arterial roadway under the current subdivision code standard, and is needed to provide access to another plat, ADP II, currently under review. A 3,313 square foot lot proposed as a drainage easement is also included in the plat. This development is vested under the former subdivision code.

The applicant has requested the following modification, consistent with our current street standards:

- To allow a 78' ROW with a 14' raised turning median, four 11' lanes, 5' parkways and sidewalks.

**DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends (pending) of San Felipe Drive on a Resubdivision Combination basis, subject to the following department comments:

**PLANNING DIVISION:**

**Approval**, and approval of modification request. Proposed cross-section meets the minimum standard of the current subdivision code for a minor arterial road (the City's Major Thoroughfare Plan calls for a collector in the area), and provides connectivity from Northwestern to Resler.

**EPWU:**

Pending comments.

**Park and Recreation Department:**

Pending comments.

**City Development Department – Land Development:**

Pending comments.

**Sun Metro:**

Pending comments.

**Additional Requirements and General Comments:**

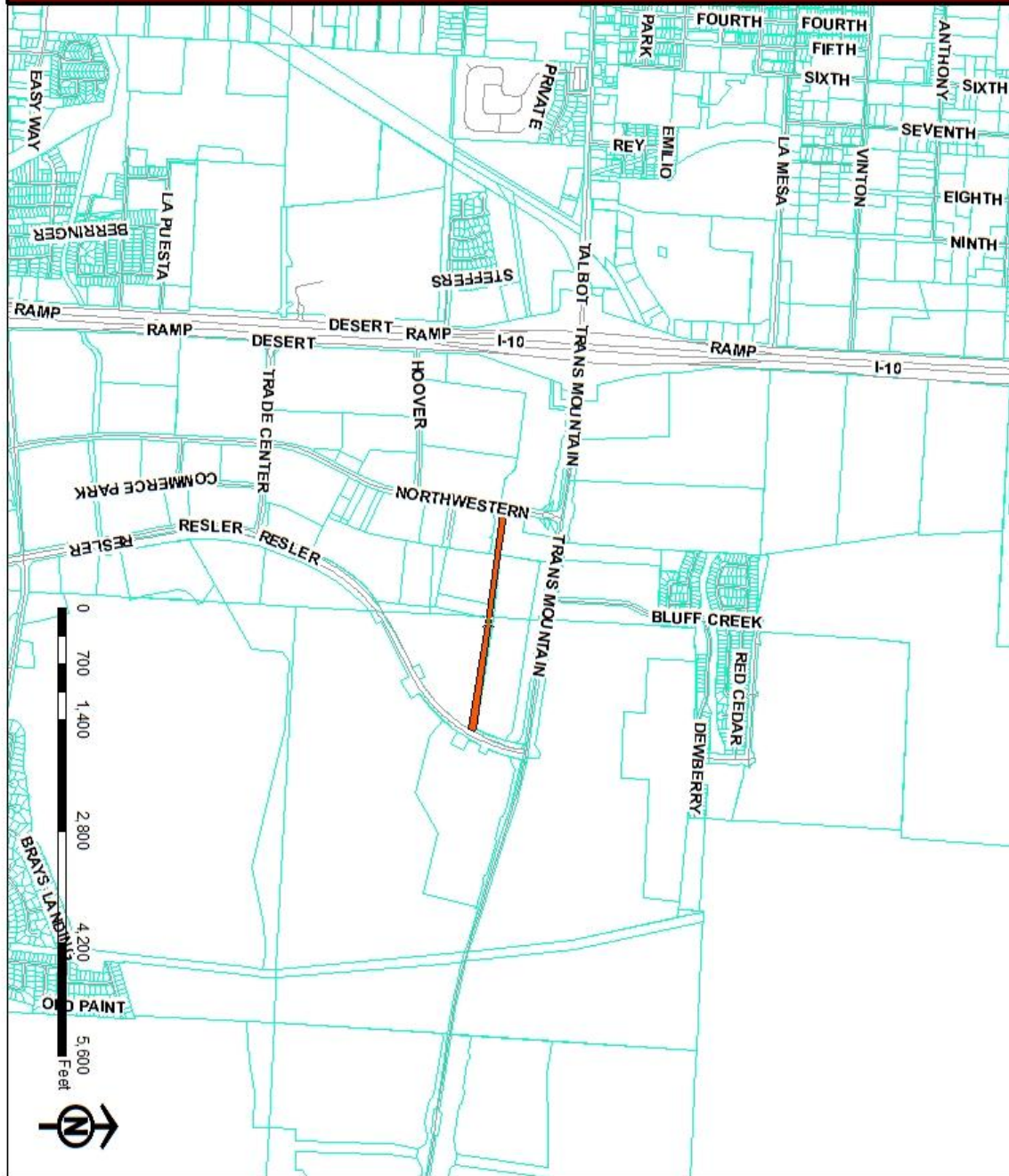
1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Add the proposed street name on the face of the plat.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Modification request
6. Application

## ATTACHMENT 1

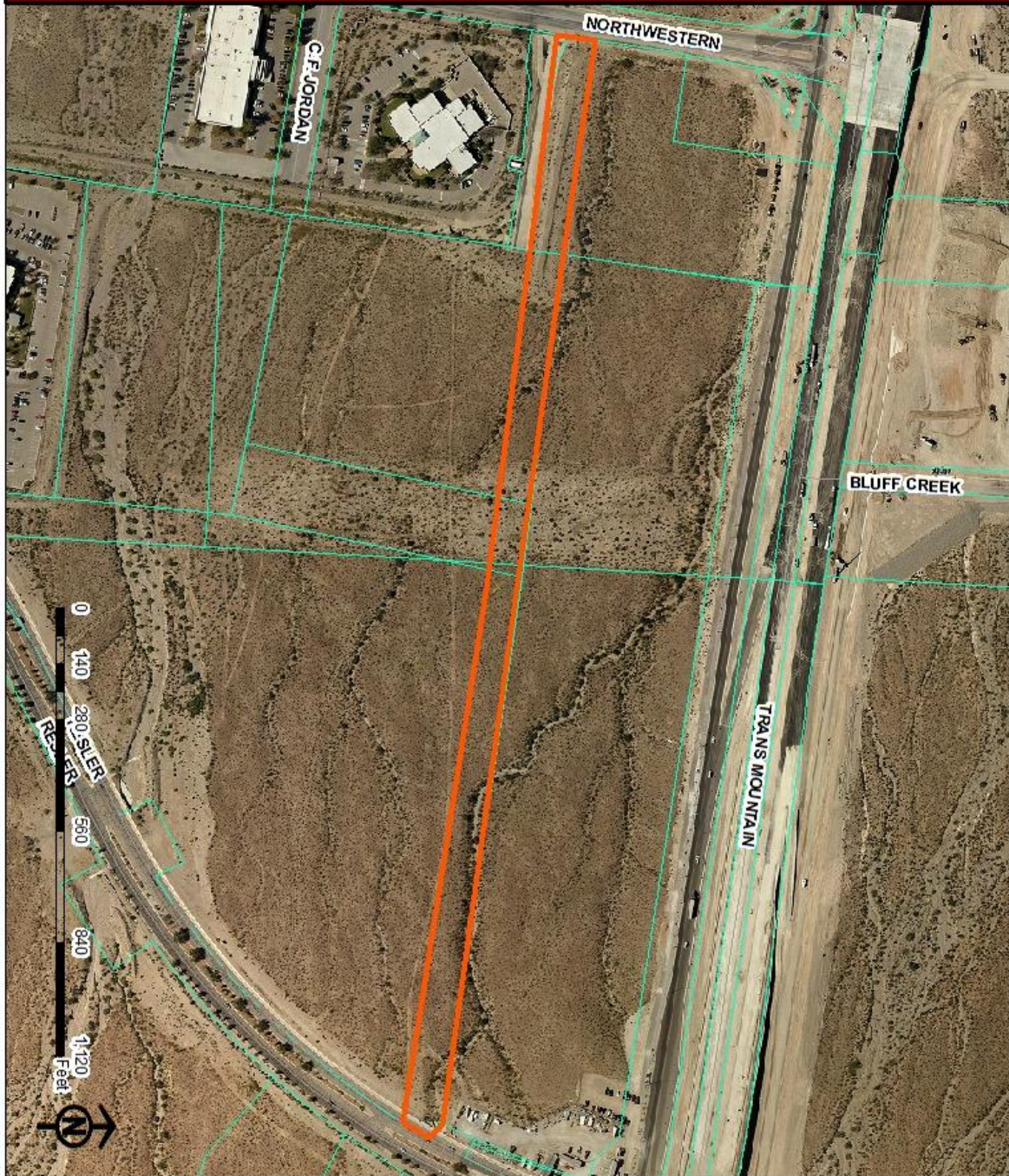
### SAN FELIPE DRIVE





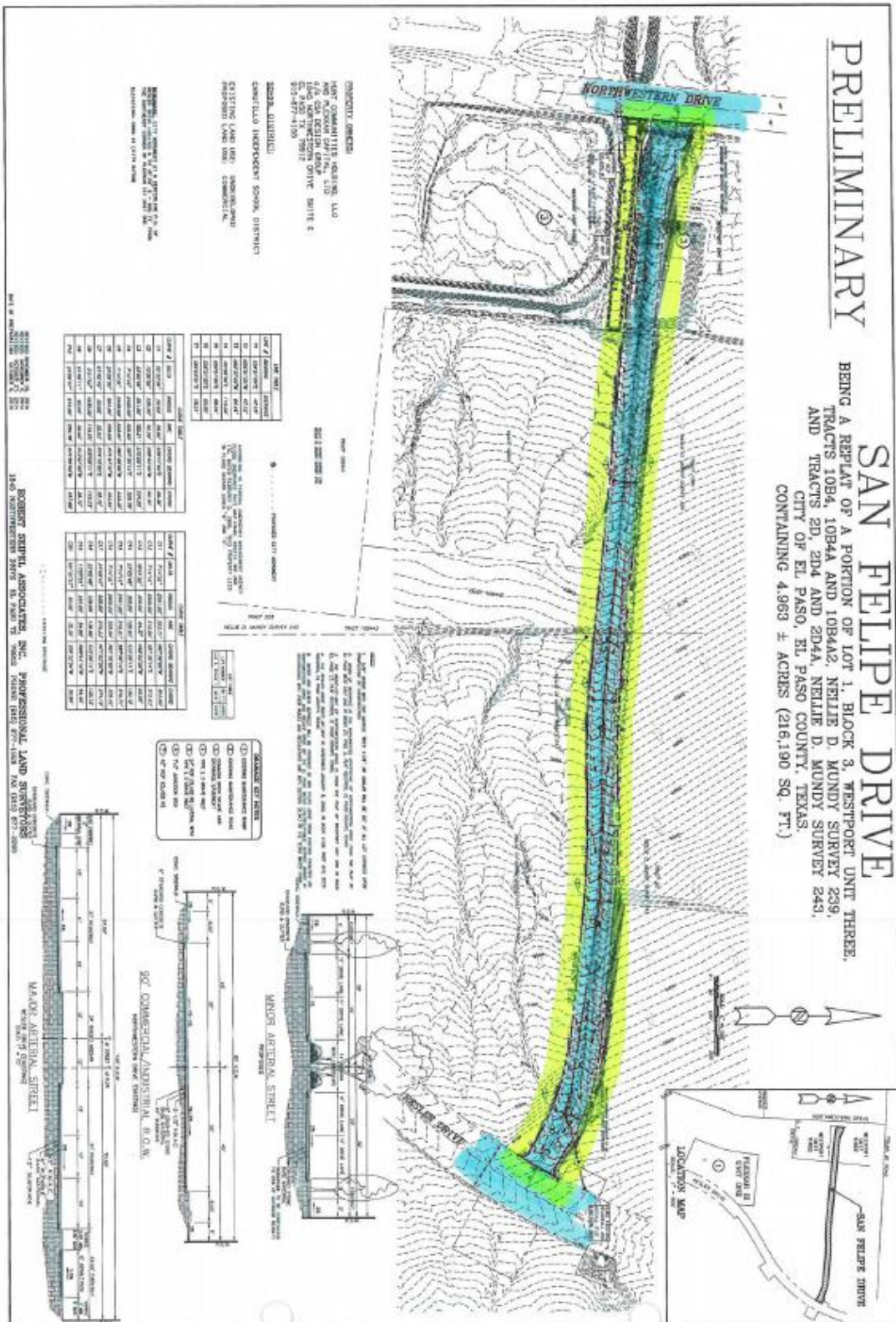
ATTACHMENT 2

SAN FELIPE DRIVE





# ATTACHMENT 3



## ATTACHMENT 4

## ATTACHMENT 5

csa design group, inc.



www.csaengineers.com

1845 Northwestern Dr. Ste C  
El Paso, Texas 79912

tel 915.877.4155  
fax 915.877.4334

November 25, 2014

Mr. Nelson Ortiz  
Senior Planner  
City Development – Planning Division  
City of El Paso  
801 Texas Avenue  
El Paso, TX 79901

Reference: **Street Cross-Section Modification Request**  
San Felipe Drive

Dear Mr. Ortiz:

On the behalf of Hunt Communities Holding, LLC, and Plexxar Capital, LTD, owners of the land, we present this letter requesting a modification of the minor arterial street cross-section / right-of way (ROW) standards in effect in 2003, under which this subdivision is vested. We are requesting the use of the Minor Arterial ROW width per the current Subdivision Ordinance.

Per the Ordinance under which this Subdivision is vested, a 76-foot wide ROW section for the minor arterial street is required, containing a 10' parkway with 5' sidewalks on either side of the roadway, and containing four 11' drive lanes with a 12' center striped turn median in a 56' wide paved section. We humbly request this modification for the allowance of use of the minor arterial street cross section in the current Ordinance. This section contains a 10' parkway with 5' sidewalks on either side of the roadway, and contains four 11' drive lanes but allows for a 14' wide raised turning median separating two 11' drive lanes on either side of the roadway in a 58' wide paved section. This cross section also allows for landscaping in the parkways and median.

Thank you for your assistance in this matter.

Sincerely,

CSA DESIGN GROUP, INC.

Darrell A. Edwards  
Sr. Project Manager

S:\Draw\1418 ADP Roadway\1418 Plat\San Felipe ROW Modification Request.doc



## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 11-19-14

FILE NO. SUSU14-00115

SUBDIVISION NAME: San Felipe Drive

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
Being a Portion of Lot 1, Block 3, Westport Unit Three, Tracts 10B4, 10B4A and 10B4A2, Nellie D. Mundy Survey 239, And Tracts 2D, 2D4 and 2D4A, Nellie D. Mundy Survey 243, City of El Paso, El Paso County, Texas.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>4.963</u>	<u>1</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	_____	_____	_____
Commercial	_____	_____	Total No. Sites	_____	<u>1</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>4.963</u>	_____
3. What is existing zoning of the above described property? C-4 Proposed zoning? \_\_\_\_\_
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No \_\_\_\_\_
5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
Underground Infrastructure to existing drainage Channel
7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No X  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_
9. Remarks and/or explanation of special circumstances: \_\_\_\_\_
10. Improvement Plans submitted? Yes \_\_\_\_\_ No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No \_\_\_\_\_

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

**Vested Rights Petition submitted during 5 day. COEP acknowledges receipt and has forwarded to legal department for review as noted in 5 day comments received November 4, 2014.**



City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024



12. Owner of record Hunt Communities Holding, LLC - 4401 N. Mesa, El Paso, Tx 79902 - (915) 298-0418  
Plexxar Capital, LTD - 1865 Northwestern Dr., El Paso, Tx 79912 - (915) 877-4300  
(Name & Address) (Zip) (Phone)
13. Developer c/o  
(Name & Address) (Zip) (Phone)
14. Engineer CSA Design Group, Inc. - 1845 Northwestern Dr., El Paso, Tx 79912 - (915) 877-4155  
(Name & Address) (Zip) (Phone)
- aontiveros@csaengineers.com

Refer to Schedule C for  
current fee.

Owner (1):   
Hunt Communities Holding, LLC

Owner (2):  *President of*  
*General Partner*  
Plexxar Capital, LTD

Representative:   
CSA Design Group, Inc.